



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the May 3, 2023, APC Meeting

Presented for approval: May 15, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, May 3, 2023, at Westfield City Hall.

Active links for this meeting:

[May 3, 2023 APC Agenda & Exhibits](#)

[May 3, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:02](#)

Roll Call

Commissioners Members Present In-Person: Matt Deck, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric. (Ginny Kelleher arrived at 7:12 p.m.)

Commissioners Present Virtually: None.

Commissioners Absent: Kristen Burkman.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Caleb Ernest, Senior Planner, Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Spoljaric motioned to approve the April 18, 2023 APC Minutes as written.
McCarty seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2304-DDP-07

[YouTube Time: 3:25](#)

Taco Bell

15005 Thatcher Lane

Civil and Environmental Consultants, Inc, on behalf of Bell American Group, requests Detailed Development Plan approval of a 176 SF building addition and related architectural improvements, located on 1.02 acres in the Village Park Plaza II PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2305-DDP-12

Student Impact

536 North Union Street

Student Impact requests Detailed Development Plan approval of a +/- 2,400 square foot building addition and related exterior improvements to their existing facility, located on 0.5 acres and zoned SF3: Single-family Medium Density District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Maue seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

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ITEMS OF BUSINESS

2108-PUD-21

[*YouTube Time: 4:04*](#)

Grand Millennium Center PUD Amendment II

North of David Brown Drive, East and West of Westfield Boulevard

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation / No Petitioner presentation / APC Comments & Questions / Petitioner & Staff responses.

Deck motioned to forward 2108-PUD-21 to the City Council with a favorable recommendation.

Johns seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

2209-ZOA-03

[*YouTube Time: 8:50*](#)

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

Staff presentation / APC Comments & Questions / Staff response.

Spoljaric motioned to forward 2209-ZOA-03 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 8-0. (Ginny Kelleher arrived at 7:12 p.m.)

PUBLIC HEARING ITEMS

2305-PUD-04 [PUBLIC HEARING]

[*YouTube Time: 13:46*](#)

Maple Knoll PUD Amendment (Fire Station)

17001 Ditch Road

The City of Westfield on behalf of the Westfield Fire Department requests an amendment to the sign standards of the Maple Knoll PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation.

Public Hearing for 2305-PUD-04 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2305-PUD-04 closed at 7:19 p.m.

Kelleher motioned to waive the APC Workshop meeting for 2305-PUD-04.

Deck seconded. Motion passed. Vote 8-0.

McCarty motioned to forward 2305-PUD-04 to the City Council with a favorable recommendation.

Schmitz seconded. Motion passed. Vote 8-0.

2305-PUD-05 [PUBLIC HEARING]

[*YouTube Time 18:29*](#)

Wheeler Landing PUD Amendment (Wheelhouse Phase II)

Southeast corner of Grand Park Boulevard and Virginia Rose Avenue

J.C. Hart Company, Inc. by Church Church Hittle + Antrim requests an amendment to the landscaping standards of the Wheeler Landing PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation.

Public Hearing for 2305-PUD-05 opened at 7:21 p.m.

- No public comments.

Public Hearing for 2305-PUD-05 closed at 7:23 p.m.

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APC Comments & Questions / Petitioner & Staff responses.

Kelleher motioned to waive the APC Workshop meeting for 2305-PUD-05.

Spoljaric seconded. Motion passed. Vote 8-0.

Maue motioned to forward 2305-PUD-05 to the City Council with a favorable recommendation.

Deck seconded. Motion passed. Vote 8-0.

2305-PUD-06 [PUBLIC HEARING]

[YouTube Time 33:55](#)

The Trail PUD Amendment IV

801 & 837 East 175th Street

EdgeRock Development requests an amendment to The Trails PUD to amend the maximum dwelling-unit count on 11.72 acres +/- of the Real Estate.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2305-PUD-06 opened at 7:39 p.m.

- No public comments.

Public Hearing for 2305-PUD-06 closed at 7:41 p.m.

APC comments / Petitioner & Staff responses.

Deck motioned waive the APC Workshop meeting for 2305-PUD-06.

Maue seconded. Motion passed. Vote 8-0.

McCarty motioned to forward 2305-PUD-06 to the City Council with a favorable recommendation with the condition stated in the motion.

Schmitz seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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REPORTS/COMMENTS:

[YouTube Time: 1:04:01](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department
 - Pam Howard announced that, as she will be moving to Colorado, this would be her final APC meeting.

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:16 p.m.

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Signature Page for APC Minutes for May 3, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary